



Town of Truckee Fee **Estimates** for Accessory Dwelling Units (ADUs)

Based on fees in effect on July 31, 2025

Background

The permitting of an ADU or Junior ADU (JADU) requires payment of fees to cover the cost of reviewing and permitting the unit by staff. Below outlines a summary of estimated fees charged by the Town; however, the actual fees will be charged at the rates in effect at the time of your complete application submittal, calculated for your specific proposal, and due prior to issuance of the permit.

Utilities Fees

Agencies that provide water, sewer, electrical and gas services may also charge fees for ADUs. For estimated fees charged by other agencies, please contact them directly.

After-the-Fact Permit Fees

An "after-the-fact" permit fee will be assessed for any unpermitted work performed to cover the additional staff time associated with discussing, reviewing and inspecting unpermitted ADUs/JADUs; this fee will be double the estimated "building permit issuance fee" listed below.

Questions

For questions about ADU fees at the Town, contact the Building & Safety Division at 530-582-7821, Monday-Friday, 8:00am to 4:00pm or by email at cdd@townoftruckee.gov.

Addition (attached to an existing structure)					
	< 250 SF	250-499 SF	500-999 SF		≥1,000 SF
Building Plan Check Fee	\$417	\$626	\$1,044		\$1,253
California Energy Fee (15% of plan check fee)	\$63	\$94	\$157		\$188
Building Permit Issuance Fee	\$626	\$834	\$1,670		\$1,879
Building Fees Total	\$1,106	\$1,554	\$2,871		\$3,320
Town Traffic Fees*	N/A	N/A	500-749 SF	750-999 SF	\$3.64/SF
			N/A	\$3.64/SF	
Town Facilities Fees*	N/A	N/A	N/A	\$1.69/SF	\$1.69/SF
School Fees**	N/A	N/A	N/A	\$3.69/SF	\$3.69/SF
Fire Fees**	N/A	N/A	N/A	\$1.31/SF	\$1.31/SF
Park & Rec Fees**	N/A	N/A	N/A	\$2.29/SF	\$2.29/SF
Impact Fees Total	N/A	N/A	N/A	\$9,465- \$12,607	≥\$12,620

Examples: Addition to residences, addition to an existing detached structure, crawlspace build out, etc.

*Paid to the Town. When applicable, administrative fees will apply (not shown).

**Paid to each respective District and collected by the Town.

Any work proposed beyond the ADU will increase the fee amount, and it will be adjusted accordingly.

Detached (new construction)				
	500 SF	749 SF	750 SF	1,000 SF
Building Plan Check Fee	\$1,082	\$1,212	\$1,212	\$1,299
California Energy Fee (15% of plan check fee)	\$162	\$182	\$182	\$195
Building Permit Issuance Fee	\$2,924	\$2,995	\$2,995	\$3,043
Building Fees Total	\$4,168	\$4,389	\$4,389	\$4,537
Town Traffic Fees*	N/A	N/A	\$3.64/SF	\$3.64/SF
Town Facilities Fees*	N/A	N/A	\$1.69/SF	\$1.69/SF
School Fees**	N/A	N/A	\$3.69/SF	\$3.69/SF
Fire Fees**	N/A	N/A	\$1.31/SF	\$1.31/SF
Park & Rec Fees**	N/A	N/A	\$2.29/SF	\$2.29/SF
Impact Fees Total	N/A	N/A	\$9,465	\$12,620

Examples: New detached garage with ADU above, new detached ADU, new detached workshop with ADU, etc.

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**Paid to each respective District and collected by the Town.

Any work proposed beyond the ADU will increase the fee amount, and it will be adjusted accordingly.

Dwelling Conversion (remodel/conversion of an existing permitted space into an ADU)				
	300 SF	500 SF	750 SF	1,000 SF
Building Plan Check Fee	\$261	\$349	\$466	\$522
California Energy Fee (15% of plan check fee)	\$39	\$52	\$70	\$78
Building Permit Issuance Fee	\$695	\$869	\$1,043	\$1,218
Building Fees Total	\$995	\$1,270	\$1,579	\$1,818
Town Traffic Fees*	N/A	N/A	\$3.64/SF***	\$3.64/SF***
Town Facilities Fees*	N/A	N/A	\$1.69/SF***	\$1.69/SF***
School Fees**	N/A	N/A	\$3.69/SF***	\$3.69/SF***
Fire Fees**	N/A	N/A	N/A	N/A
Park & Rec Fees**	N/A	N/A	\$2.29/SF***	\$2.29/SF***
Impact Fees Total	N/A	N/A	\$8,483	\$11,310

Examples: Convert existing garage into ADU, convert existing rec room into ADU, convert existing storage into ADU, etc.

*Paid to the Town. When applicable, administrative fees will apply (not shown).

**Paid to each respective District and collected by the Town.

***Applicable only if converting existing non-living/unconditioned space, such as conversion of a garage, workshop, storage, etc. ≥ 750 SF. Not applicable to conversions of existing permitted living spaces regardless of size.

Any work proposed beyond the ADU will increase the fee amount, and it will be adjusted accordingly.